

MILAN  
December, 22nd 2022

## **Ardian acquires Milan office building in Via Vespucci 2, Porta Nuova district**

**The building will be transformed to meet Grade A Green+ and Net Zero Energy standards in line with Ardian Real Estate's team commitment to ESG**

Ardian, a world-leading private investment house, has finalized the acquisition of a Milan-based office building from a real estate fund managed by InvestiRE Sgr S.p.A. (Banca Finnat Group) through a co-investment vehicle with Primonial REIM France.

The property is located on Amerigo Vespucci 2 street in the heart of Milan's Porta Nuova district. The building consists of approximately 12,300 sqm of floor space across for a total of 11 floors - of which nine are above ground.

The property is mainly vacant and will benefit from a major investment and redevelopment plan to transform it into a Grade A Green+ building. This certification is one of the highest sustainability rankings available for minimizing consumption and emissions. As part of the redevelopment, it will also become a Net Zero Energy Building.

*"Ardian will invest heavily in transforming this property through a 'Build-to-Green+' strategy. As part of the development, we will work in accordance with the terms of the Paris Agreement to minimize CO2 emissions during construction and over the building's lifetime. We have already launched a design competition inviting some of the most prestigious international studios to submit plans for the building. Our goal is regenerate an important part of the city by creating an attractive place to live for the local community and turning this iconic building into a pioneering example of sustainable redevelopment. "*

● **MATTEO MINARDI** ● MANAGING DIRECTOR, ARDIAN

*" Even in a difficult geopolitical and macroeconomic climate, Ardian is continuing to invest in strategically located assets in the Italian real estate market. As a result of the Covid-19 pandemic and amid the energy transition, we have seen a shift in demand towards higher quality assets aligned to international ESG standards. Ardian's strategy is to respond to this market trend by delivering high-performing and sustainable assets."*

● **RODOLFO PETROSINO** ● SENIOR MANAGING DIRECTOR, ARDIAN

**ADVISOR:**

**Ardian**

Legal: Ashurst

Fiscal: 5Lex

Administrative law: Gattai, Minoli, Partners

Technical aspects: Yard REAAS and General Planning

Notary office: Milano Notai

Commercial due diligence : JLL

**Seller**

InvestiRE SGR S.p.A.

**ABOUT ARDIAN**

Ardian is a world leading private investment house, managing or advising \$140bn of assets on behalf of more than 1,400 clients globally. Our broad expertise, spanning Private Equity, Real Assets and Credit, enables us to offer a wide range of investment opportunities and respond flexibly to our clients' differing needs. Through Ardian Customized Solutions we create bespoke portfolios that allow institutional clients to specify the precise mix of assets they require and to gain access to funds managed by leading third-party sponsors. Private Wealth Solutions offers dedicated services and access solutions for private banks and family offices worldwide. Ardian is majority-owned by its employees and places great emphasis on developing its people and fostering a collaborative culture based on collective intelligence. Our 1000+ employees, spread across 15 offices in Europe, the Americas and Asia, are strongly committed to the principles of Responsible Investment and are determined to make finance a force for good in society. Our goal is to deliver excellent investment performance combined with high ethical standards and social responsibility.

At Ardian we invest all of ourselves in building companies that last.

**[ardian.com](http://ardian.com)**

**Press contacts**

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